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The Council will now consider requests to continue specific items.

=== **LEGISLATIVE SCHEDULE** ===

Adoption Agenda, Discussion, Committee Item

ITEM-330:

Tenants' Right To Know (Cause Eviction) Ordinance.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 11/5/2003, LU&H voted 4 to 1 to approve proposed draft cause eviction ordinance with the new title Tenants' Right to Know and to revise the just cause provision of the draft ordinance (subject to review and revision from the City Attorney) with the following language:

"A tenant who has resided in the same dwelling unit for at least two years may only be evicted for good cause, including serious or repeated violation of the terms and conditions of the lease; violation of a federal, state or local law which imposes an obligation on the tenant in connection with the occupancy or use of the dwelling unit and surrounding premises; or other good cause.

Other good cause includes but is not limited to: failure by the tenant to accept the offer of a new lease; a tenant history of disturbance of neighbors or destruction of property, or of living of housekeeping habits resulting in damage to the unit or property; criminal activity by tenants involving crimes of physical violence to persons or property; the owner's desire to utilize the unit for personal or family use or for a purpose other than use as a residential rental unit; or a business or economic reason for termination of the tenancy such as sale of the property or renovation of the unit."

Non-Docket Items

Adjournment in Honor of Appropriate Parties

Adjournment

**=== EXPANDED CITY COUNCIL AGENDA ===**

ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEM

COMMITTEE ON LAND USE AND HOUSING,  
ORDINANCE TO BE INTRODUCED:

ITEM-330: Tenants' Right To Know (Cause Eviction) Ordinance.

(See City Attorney Reports dated 10/31/2003 and 3/2/2004 (not available at Committee); memorandum from Councilmember Frye dated 11/5/2003; and citizens' letters.)

**TODAY'S ACTION IS:**

Introduce the following ordinance:

(O-2004-55)

Introduction of an Ordinance amending Chapter 9, Article 8, of the San Diego Municipal Code, by adding a new Division 7, titled "Tenants' Right to Know Regulations;" and by adding new Sections 98.0701, 98.0702, 98.0720, 98.0725, 98.0730, 98.0750, 98.0760, and 98.0765, all pertaining to Cause for Residential Evictions.

**LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:**

On 11/5/2003, LU&H voted 4 to 1 to ~~approve~~ adopt the City Attorney's proposed draft cause eviction ordinance with the new title Tenants' Right to Know and to revise the just cause provision of the draft ordinance (subject to review and revision from the City Attorney) with the following language:

"A tenant who has resided in the same dwelling unit for at least two years may only be evicted for good cause, including serious or repeated violation of the terms and conditions of the lease; violation of a federal, state or local law which imposes an obligation on the tenant in connection with the occupancy or use of the dwelling unit and surrounding premises; or other good cause.

Other good cause includes but is not limited to: failure by the tenant to accept the offer of a new lease; a tenant history of disturbance of neighbors or destruction of property, or of living of housekeeping habits resulting in damage to the unit or property; criminal activity by tenants involving crimes of physical violence to persons or property; the owner's desire to utilize the unit for personal or family use or for a purpose other than use as a residential rental unit; or a business or economic reason for termination of the tenancy such as sale of the property or renovation of the unit." (Councilmembers Zucchet, Atkins, Lewis, and Frye voted yea. Councilmember Peters voted nay.)

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT